

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$61,650.00 YPC
Real Estate Identifier No. 4.42.B.3A, Parcel Identifier No. 9863-88-6264 Verified by Orange
County
on the ___ day of _____, 2022 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Brad M. Dashoff of Selzer Gurvitch, 4416 East West Highway,
4th Floor, Bethesda, MD 20814 _____

Brief description for the Index: _____

THIS DEED made this 16th day of November, 2022, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
LCP HILLSBOROUGH, LLC a Delaware limited liability company 25 Maple Street, 3 rd Floor Summit, New Jersey 07901	RG HILLSBOROUGH OWNER LLC a Delaware Limited Liability Company 4600 East West Highway, Suite 610 Bethesda, MD 20814

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot, parcel of land, or condominium units situated in Orange County, North Carolina and more particularly described as follows:

See Schedule A attached hereto and incorporated herein by reference.

{00470246;6 }

submitted electronically by "Moss Woods PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Orange County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6641, Page 1099, Orange County Registry. A map showing the above property is recorded in Book 93, Pages 107 to 112, Orange County Registry.

All or a portion of the property herein conveyed does **not** include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot, parcel of land, or condominium units and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions:

See Schedule B attached hereto and incorporated herein by reference.

[remainder of page left intentionally blank; signature and acknowledgment follow.]

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IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the day and year first above written.

GRANTOR:

LCP HILLSBOROUGH, LLC,
a Delaware limited liability company

By: Lexerd Advisors, LLC,
its Manager

By: ALU

Name: Albert L. Lord III

Title: Manager

STATE OF NEW JERSEY

COUNTY OF Union

I, the undersigned Notary Public of the County and State aforesaid, certify that Albert L. Lord III personally came before me this day and acknowledged that he is the Manager of Lexerd Advisors, LLC, the Manager of LCP Hillsborough, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he or she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this 16 day of November, 2022.

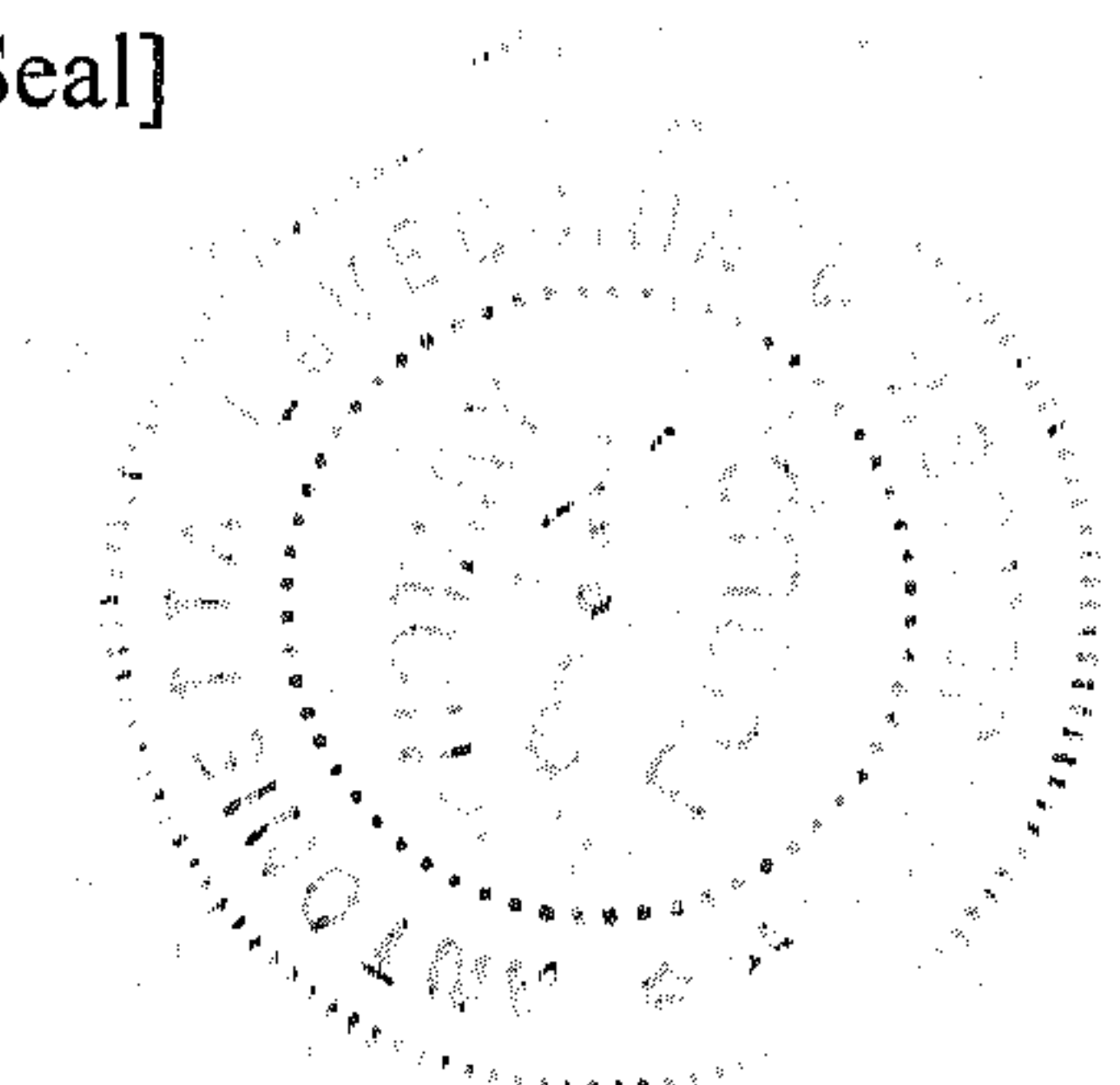
[Signature]

Notary Public

Printed Name: _____



My Commission Expires: 11-16-2022 [Notary Stamp/Seal]



UNOFFICIAL Document

SCHEDULE A

The Land referred to herein below is situated in the County of Orange, State of North Carolina, and is described as follows:

Parcel 1

Commencing at the intersection of old N.C. 86 and Oakdale Drive (S.E. 1133), then running North 29°-08'-07" West 660.77 feet to a point in the center of old N.C. 86 (S.R. 1009), and clockwise along the arc of a curve having a radius of 541.18' a distance of 92.12' to a point in the center of old N.C. 86 (chord North 24°-47'-59" West 92.12') the point of beginning. From the beginning point the following: South 70°-04'-58" West 30.00' to a point in the western Right-of-Way of old N.C. 86, a new iron stake set; South 70°-04'-58" West 25.23 to a point, a new iron stake set; then South 60°-26'-22" West 133.84' to a point, a new iron stake set; then South 26°-59'-32" West 183.34' to a point, a new iron stake set; then South 60°-26'-22" West 55.06' to an iron stake; then with the properties of Lawrence Gordon and Perry D. Reaves, South 60°-18'-48" West 572.71' to the Northeast corner of property of Flint Ridge Ltd. Then South 60°-24'-42" West 236.05' to an iron stake; then North 29°-40'-25" West 92.03' to the Northwest corner of property of Flint Ridge, the Northeast corner of Lot 18 as shown on plat of "Magnolia Place" recorded in Plat Book 73, Page 47 in the Orange County Registry, an iron stake; with the line or Parcel a of "Magnolia Place", North 29°-40'-25" West 207.83' to a point in the eastern line of Lot a, also the Southeast corner of Lot 27 of "section one Flint Ridge" recorded in Plat Book 22, Page 159 in the Orange County Registry, an iron stake; then with the eastern lines of Lots 27, 26 and 25 of "Flint Ridge", North 06°-43'-31" West 345.79' to a point in the Southern Right-of-Way of Murdock Road (a public road), an iron stake; then with the Southern Right-of-Way of Murdock Road the following: counterclockwise along the arc of a curve having a radius of 680.22' a distance of 31.27' (chord North 52°-47'-31" East 31.27'); counter-clockwise along the arc of a curve having a radius of 308.38' a distance of 130.97' (chord North 41°-56'-32" East 129.99'); counter-clockwise along the arc of a curve having a radius of 507.00' a distance of 212.52' (chord North 17°-46'-02" East 210.97'); clockwise along the arc of a curve having a radius of 395.00' a distance of 301.16' (chord North 27°-36'-02" East 293.91'); North 49°-26'-32" East 232.99' to the Southwest corner of Lot 2 or "Hillsborough Crossing" recorded in Plat Book 53, Page 26 of the Orange County Registry; then with the Southern line of Lot 2 of "Hillsborough Crossing" counter-clockwise along the arc of a curve having a radius of 509.98' a distance of 351.64' (chord South 66°-21'-22" East 344.71') to the Southeast corner of Lot, a new iron stake set; with the western line of Lot 2, North 01°-47'-05" East 5.00' to the Southwest corner of Lot 1, a new iron stake set; with the Southern line of Lot 1, counter-clockwise along the arc of a curve having a radius of 504.98' a distance of 44.62' (chord South 88°-37'-12" East 44.61') to a point, a new iron stake set; continuing with the southern line of Lot 1, North 88°-50'-56" 177.92' to a point in the western Right-of-Way of old N.C. 86, the Southeast corner of Lot 1 of "Hillsborough Crossing", a new iron stake set; then with the western Right-of-Way of old N.C. 86, South 01°-58'-39" East 25.00' to a point, a new iron stake set; North 88°-50'-55" East 20.00' to a point in the western Right-of-Way of old N.C. 86, an iron stake set; then North 88°-50'-55" East 30.01' to a point in the center of old N.C. 86; then with the center of old N.C. 86 the following: counter-clockwise along the arc of a curve having a radius of 1415.17' a distance of 431.33' (chord South 11°-11'-08" East 429.66'); South 19°-55'-02" East 85.74' to the point and place of beginning, containing 22.74 acres, and being Lot a as shown on plat of survey entitled "property surveyed for Artcraft Hillsborough, LC", prepared by ENT Land Surveys, Inc., dated December 4, 2003, and recorded in the Orange County Registry in Plat Book 93, Page 107.

Together with the storm drainage rights, access rights for ingress and egress, earthen dam rights and rights for landscape and buffer, conveyed in North Carolina General Warranty Deed dated December 20, 1988 and recorded June 13, 1989, in Book 797, Page 133 and as shown on Map dated December 4, 2003, and recorded December 23, 2003, in Plat Book 93, Page 107, all in the Official Records of Orange County Registry, North Carolina.

SCHEDULE B
PERMITTED EXCEPTIONS

1. INTENTIONALLY DELETED.
2. The lien of all taxes for the year 2022, which are due and payable but not yet delinquent, and subsequent years.
3. Setbacks and easements, and any other matters shown on map or plat recorded in Plat Book 93, Page(s) 107-113; shown on survey Jimmy F. Cain, PLS, of Cain Surveying, P.C., dated September 15, 2022, last revised October 20, 2022.
4. INTENTIONALLY DELETED.
5. Easement in favor of Duke Energy Corporation recorded in Book 3716, Page 273.
6. Memorandum of Agreement in favor of Time Warner Entertainment-Advance/Newhouse Partnership d/b/a Time Warner Cable recorded in Book RB 4636, Page 21.
7. Annexation Order recorded in Book 676, Page 163.
8. Easement(s) reserved and granted in instrument recorded in Book 797, Page 133; shown on survey Jimmy F. Cain, PLS, of Cain Surveying, P.C., dated September 15, 2022, last revised October 20, 2022.
9. Title to that portion of the land within the bounds of South Churton Street; shown on survey Jimmy F. Cain, PLS, of Cain Surveying, P.C., dated September 15, 2022, last revised October 20, 2022.
10. INTENTIONALLY DELETED.
11. Rights of tenants as of the effective date of policy, as tenants only, under prior unrecorded residential leases.
12. Discrepancies, variances, shortages or overages in the acreage of the Land.
13. The following matter(s) as shown on survey by Jimmy F. Cain, PLS, of Cain Surveying, P.C., dated September 15, 2022, last revised October 20, 2022 and any easement(s) or right(s)-of-way associated therewith:
 - a. Various utility lines with security lights, hydrants, drop inlets, power boxes, telephone boxes, manholes located on the Land.
14. INTENTIONALLY DELETED.
15. Riparian rights are not insured; shown on survey by Jimmy F. Cain, PLS, of Cain Surveying, P.C., dated September 15, 2022.

After Recording Return To:
Fidelity National Title Insurance Co.
T. Vaillant *DC 2202152*
1620 L Street, NW, 4th Floor
Washington, DC 20036